

**SAN ANTONIO ZONING COMMISSION
OFFICIAL MINUTES
February 16, 2010**

1. The Zoning Commission of the City of San Antonio met in the 1st Floor, Board Room of the Cliff Morton Development and Business Services Center at 1901 S. Alamo.

1:00 PM – Public Hearing

2. Roll Call.

PRESENT: Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Anguiano, Martinez, Tiller, Gray

ABSENT: None

3. Approval of February 2, 2010 Zoning Commission Minutes.

Chair Wright stated Zoning Case No. Z2010045 will not be considered today as the applicant has requested this case be postponed until a later date. Also, Zoning Case No. Z2010019 S has been withdrawn as per the applicant's request.

COMBINED HEARING:

4. **ZONING CASE NUMBER Z2009156 (Council District 5) :** A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-1 AHOD" Light Commercial Airport Hazard Overlay District on Tract B, Block 4, NCB 3731, 519 Rochambeau Street. Staff recommends approval.

Staff stated there were 20 notices mailed out to the surrounding property owners, 0 returned in opposition and 2 returned in favor and no response from Palm Heights Neighborhood Association. Staff mailed 19 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Tiller seconded by Commissioner McFarland to recommend approval.

AYES: Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Anguiano, Tiller, Nava

NAY: None

THE MOTION CARRIED

5. ZONING CASE NUMBER Z2010046 (Council District 1): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 7, Block 4, NCB 2154, 524 Delgado Street. Staff recommends approval.

Staff stated there were 38 notices mailed out to the surrounding property owners, 0 returned in opposition and 8 returned in favor and Gardendale Neighborhood Association is in favor.

COMMISSION ACTION

The motion was made by Commissioner Tiller seconded by Commissioner McFarland to recommend approval.

AYES: Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Anguiano, Tiller,
Nava

NAY: None

THE MOTION CARRIED

6. ZONING CASE NUMBER Z2010047 (Council District 10): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3NA AHOD" General Commercial Non-alcoholic Sales Airport Hazard Overlay District on Lot 3, Block 1, NCB 16617, 4238, 4242, 4246, 4250, 4254 and 4276 Gate Crest Street. Staff recommends approval.

Staff stated there were 13 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Sun Gate Neighborhood Association.

COMMISSION ACTION

The motion was made by Commissioner Tiller seconded by Commissioner McFarland to recommend approval.

AYES: Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Anguiano, Tiller,
Nava

NAY: None

THE MOTION CARRIED

INDIVIDUAL CONSIDERATION:

7. ZONING CASE NUMBER Z2010029 CD ERZD (Council District 9): A request for a change in zoning from "C-2 ERZD AHOD MLOD-1" Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District-1 to "C-2 CD ERZD AHOD MLOD-1" Commercial Edwards Recharge Zone Airport Hazard Overlay Military Lighting Overlay District-1 with a Conditional Use for Storage - Outside (Screening from Public Rights-Of-Way and Adjacent Property Required) on Lot 2, Block 73, NCB 16334, 1623 Loop 1604 West. Staff recommends approval.

Patrick Christensen, representative, stated the purpose of this zoning request is to allow for outdoor storage for a Greenhouse Mall. He stated his facility sales outdoor patio furniture. He further stated they are in agreement with SAWS and Staff's conditions.

Staff stated there were 5 notices mailed out to the surrounding property owners, 0 returned in opposition and 5 returned in favor and no response from Waters of Deerfield.

COMMISSION ACTION

The motion was made by Commissioner McFarland seconded by Commissioner Cole to recommend approval of the requested Conditional Use and the screening as shown on the applicant's site plan, with the following condition: 1. Outside storage shall be limited to Class 2 storage, which shall include lawn furniture and lawn accessories.

**AYES: Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Anguiano, Tiller,
Nava**

NAY: None

THE MOTION CARRIED

8. ZONING CASE NUMBER Z2010032 (Council District 1): A request for a change in zoning from "I-1 AHOD" General Industrial Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on Lot 8 and Lot 9, Block 8, NCB 2229, 1927 West Martin Street. Staff recommends denial.

Mary Rodriguez, owner, stated she would like to request a 30 day continuance until March 16, 2010.

Staff stated there were 21 notices mailed out to the surrounding property owners, 0 returned in opposition and 0 returned in favor and no response from Gardendale Neighborhood Association. Staff received a response from Prospect Hill Neighborhood Association expressing their opposition.

COMMISSION ACTION

The motion was made by Commissioner Kelley seconded by Commissioner Christian to recommend a continuance until March 16, 2010.

AYES: Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Anguiano, Tiller,
Nava

NAY: None

THE MOTION CARRIED

9. ZONING CASE NUMBER Z2010038 (Council District 4): A request for a change in zoning from "R-4 AHOD" Residential Single-Family Airport Hazard Overlay District to "O-1 AHOD" Office Airport Hazard Overlay District on Lots 2, 3, 4, 17, 18, 19, 20, 21 and 22, Block 63, NCB 8025, 1574 and 1578 West Gerald and a portion of the 800 Block of Wagner Avenue. Staff recommends approval pending plan amendment.

Rob Killen, representative, stated the purpose of this request is to allow for a non-commercial parking lot for the existing medical facility to alleviate the off street parking issue. He stated he has been in contact with the surrounding neighbors and the Tierra Linda Neighborhood Association who have express support in this request.

Staff stated there were 42 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Tierra Linda Neighborhood Association. Staff mailed 33 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Myers seconded by Commissioner Cole to recommend approval.

AYES: Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Anguiano, Tiller,
Nava

NAY: None

THE MOTION CARRIED

Commissioner Martinez arrived at 1:32 pm.

10. ZONING CASE NUMBER Z2010042 CD (Council District 5): A request for a change in zoning from "R-5 AHOD" Residential Single Family Airport Hazard Overlay District to "R-5 CD AHOD" Residential Single Family Airport Hazard Overlay District with a Conditional Use to allow a non-commercial parking lot on Lots 73, 74, 75 and 76, Block 10, NCB 8298, 504 North San Eduardo. Staff recommends approval with conditions.

Ryan Sweeney, representative, stated the purpose of this request is to allow for a non-commercial parking lot for the existing building. He stated the existing facility is currently being use for family services to provide services to the community. He further stated they have submitted a site plan to zoning staff and have further discussed their proposal with staff. He stated they are in agreement with conditions with exception of condition number 2 of which they would like to request the buffer be variable being that the purpose of this request is to provide additional parking for their customers.

The following citizen(s) appeared to speak:

Eiginio Rodriguez, spoke in opposition. He expressed concerns with traffic and parking issues.

Staff stated there were 33 notices mailed out to the surrounding property owners, 0 returned in opposition and 4 returned in favor and no response from Loma Vista Association.

COMMISSION ACTION

The motion was made by Commissioner Valadez seconded by Commissioner Martinez to recommend approval.

1. All on-site lighting shall be directed onto the site and point away from any residential zoning or uses using 90 degree or less cut-off fixtures;
2. Current plot plan submitted by applicant dated February 10, 2010 that they modify their parking to the site plan.
3. No advertising signs shall be permitted on the parking lot other than signs indicating the owner or lessee of the lot and to provide parking instructions.

AYES: Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Anguiano, Martinez, Tiller, Nava

NAY: None

THE MOTION CARRIED

11. ZONING CASE NUMBER Z2010043 (Council District 2): A request for a change in zoning from "I-2 AHOD" Heavy Industrial Airport Hazard Overlay District to "I-1 AHOD" General Industrial Airport Hazard Overlay District on Lot 25, NCB 10664, 4103 Factory Hill Drive. Staff recommends approval.

Philip Altmaier, applicant, stated the purpose of this zoning change is to allow for an auto paint and body shop on the subject property.

The following citizen(s) appeared to speak:

David Rodriguez, spoke in opposition.

Staff stated there were 10 notices mailed out to the surrounding property owners, 1 returned in opposition and 1 returned in favor. Staff mailed 25 notices to the Planning Team.

COMMISSION ACTION

The motion was made by Commissioner Cole seconded by Commissioner McFarland to recommend approval.

AYES: Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Anguiano, Martinez, Tiller, Nava

NAY: None

THE MOTION CARRIED

12. ZONING CASE NUMBER Z2010044 S (Council District 8): A request for a change in zoning from "C-2 AHOD" Commercial Airport Hazard Overlay District to "C-3 S AHOD" General Commercial Airport Hazard Overlay District with a Specific Use Authorization for a Pay Day Loan Agency/Check Cashing Facility on 0.461 of an acre out of NCB 12789, 1701 Babcock Road. Staff recommends denial of "C-3 S" with an alternate recommendation of "C-2 S".

Salah Diab, representative, stated the purpose of this zoning change is to allow for a pay day loan facility on the subject property. He stated he is agreeable with staff's alternate recommendation and would like to amend his request to "C-2 S".

Staff stated there were 64 notices mailed out to the surrounding property owners, 0 returned in opposition and 1 returned in favor and no response from Oak Hills Citizens Association.

COMMISSION ACTION

The motion was made by Commissioner Tiller seconded by Commissioner Martinez to recommend approval of "C-2 S".

AYES: Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Anguiano, Martinez, Tiller, Nava

NAY: None

THE MOTION CARRIED

Commissioner Anguiano left at 2:10 pm.

13. Consideration and possible action regarding neighborhood association notification policies for rezoning cases.

Chris Looney, Planning Manager, presented item.

COMMISSION ACTION

The motion was made by Commissioner Valadez seconded by Commissioner Tiller to recommend staff draft a resolution just supporting that Commission strictly enforce the Unified Development Code (UDC) and until such time that it is altered regarding this issue that Commission does not go beyond that.

(A verbal vote was taken)

AYES: Wright, McFarland, Valadez, Kelley, Christian, Cole, Myers, Martinez, Tiller,
Nava

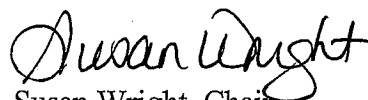
NAY: None

THE MOTION CARRIED

14. ADJOURNMENT.

There being no further business, the meeting was adjourned at 2:19 p.m.

APPROVED:


Susan Wright, Chair

ATTEST:


Executive Secretary